

169.0

0008

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
632,800 / 632,800
632,800 / 632,800
632,800 / 632,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		DOW AVE, ARLINGTON

OWNERSHIP

Owner 1:	BLAQUIERE ERIC & ASUKA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 45 DOW AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	ZUCCONI TANYA A -
Owner 2:	-

Street 1: 45 DOW AVENUE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 3,784 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1370 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3784		Sq. Ft.	Site		0	70.	1.41	7									373,465						373,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										112256
										GIS Ref
										GIS Ref
										Insp Date
										07/31/18

PREVIOUS ASSESSMENT										Parcel ID	169.0-0008-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	255,900	3400	3,784.	373,500	632,800	632,800	Year End Roll			12/18/2019
2019	101	FV	209,900	3400	3,784.	373,500	586,800	586,800	Year End Roll			1/3/2019
2018	101	FV	230,200	3400	3,784.	314,800	548,400	548,400	Year End Roll			12/20/2017
2017	101	FV	221,000	3400	3,784.	288,100	512,500	512,500	Year End Roll			1/3/2017
2016	101	FV	221,000	3400	3,784.	245,400	469,800	469,800	Year End			1/4/2016
2015	101	FV	195,600	3400	3,784.	213,400	412,400	412,400	Year End Roll			12/11/2014
2014	101	FV	195,600	3400	3,784.	197,400	396,400	396,400	Year End Roll			12/16/2013
2013	101	FV	195,600	3400	3,784.	187,800	386,800	386,800				12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
ZUCCONI TANYA A	67964-473		9/6/2016		605,000	No	No		Erin Phelps deceased 2/2012.				
PHELPS ERIN M	45596-300		7/13/2005	Family		1	No	No					
LACASSE MARC G/	25600-164		10/1/1989		182,000	No	No	Y					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/23/2011	617	Renovate	35,000					MUD ROOM	7/31/2018	MEAS&NOTICE	CC	Chris C
5/6/1992	173	Manual	2,900 C					ROOFING	10/16/2008	Meas/Inspect	355	PATRIOT
									10/16/2008	Meas/Inspect	355	PATRIOT
									2/4/2000	Inspected	276	PATRIOT
									12/15/1999	Measured	243	PATRIOT
									7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6	- Colonial			Full Bath: 2	Rating: Average			PDAS.																
Sty Ht: 2	- 2 Story			A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath:	Rating:																			
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1	- Gable			OTHER FEATURES																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Fpl: 1	Rating: Average			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C - Average				CONDOS INFORMATION				Lvl 2																
Year Blt: 1927	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:		Alt %:		Total Units:				Lower																
Jurisdct: G12		Fact: .		Floor:				Totals	RMs: 7	BRs: 3	Baths: 2		HB											
Const Mod:				% Own:				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL												
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	3													
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Additions:																
Prim Int Wall: 2	- Plaster			Functional:		%		Kitchen:																
Sec Int Wall:		%		Economic:		%		Baths:																
Partition: T - Typical				Special:		%		Plumbing:																
Prim Floors: 3	- Hardwood			Override:		%		Electric:																
Sec Floors:		%		Total:	26.4	%		Heating:																
Bsmnt Flr: 12	- Concrete			General:				Totals	1	7	3													
CALC SUMMARY				COMPARABLE SALES												SUB AREA				SUB AREA DETAIL				
				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price												
				Size Adj.: 1.35000002																				
				Const Adj.: 0.98990101																				
				Adj \$ / SQ: 167.046																				
				Other Features: 82500																				
				Grade Factor: 1.00																				
				NBHD Inf: 1.00000000																				
				NBHD Mod:																				
				LUC Factor: 1.00																				
				Adj Total: 347670																				
				Depreciation: 91785																				
				Depreciated Total: 255885																				
MOBILE HOME				Make:																				
				Model:																				
				Serial #:																				
				Year:																				
				Color:																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 169.0-0008-0004.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
3	Garage	D	Y		111X19	A	AV	1927	26.96	T	40	101			3,400									
More: N				Total Yard Items: 3,400				Total Special Features:								Total: 3,400				AssessPro Patriot Properties, Inc				